

EMIL'S WALK SITE DEVELOPMENT PLAN

NOTICE OF DECISION

City File #SDP19-0003

Description of Proposal: a mixed use development consisting of five residential units and one commercial space within two separate, three-story buildings. The proposed project includes associated parking, site and frontage improvements, utilities, landscaping, and open space areas.

Location: 613 Lincoln Avenue (Parcel No. 00435900200400)

Proponent: Charles and Elise Miller

Date of Application: November 4, 2019

Date of Complete Application: January 6, 2020

Date of Notice of Application: January 18, 2020

SEPA Threshold Determination: May 29, 2020

Lead Agency: The City of Snohomish Planning and Development Services Department.

Decision: The City Planner determined the application is consistent with the applicable permit criteria and grants Administrative Site Development Plan approval, subject to conditions:

1. Traffic impact mitigation fees shall be remitted prior to issuance of a building permit for the generation of four P.M. Peak Hour Trips. The rate charged shall be the rate in place at the time of building permit issuance. The current rate is \$1,603.00 per P.M. Peak Hour Trip for a total fee of \$6,412.00. However, the total fee may change if the rate changes before a building permit is issued for this project.
2. The individual pedestrian walkways leading from the townhouse units to the Centennial Trail are not allowed. Instead, a common walkway will run parallel to the trail to connect the residential units to the north parking lot. One connection to the Centennial Trail will be located within the north parking lot.

This new walkway design shall be included in the site/civil permit drawings. Displaced landscaping in front of the townhouses along the Centennial Trail frontage shall be relocated to the west of the new common walkway.

3. The application for site/civil construction review shall include the location for the FDC, which must be located on private property near Maple Avenue, unobstructed by landscaping.
4. Prior to issuance of a site/civil permit for site development, a third party fire flow test must be performed to demonstrate that the proposed water improvements will meet minimum domestic and fire flow and pressure requirements.
5. Prior to start of site construction, the applicant shall obtain an easement with the property owner of 700 Pine Avenue for the side sewer to connect to the manhole within the parking lot.
6. The development shall comply with the Snohomish County Inadvertent Discovery Plan for cultural resources.
7. All development shall be consistent with the project narrative, plans, and recommendations of the professional studies and reports submitted with the application, as approved the City, including but not limited to the geotechnical and stormwater drainage reports.

Appeal: The appeal period for this decision is fourteen (14) days from the date of this notice. Any appeal must be addressed to the City of Snohomish Hearing Examiner and must be filed in writing with the Snohomish City Clerk at 116 Union Avenue, Snohomish, Washington 98290, accompanied with a filing fee of \$500 by **4 P.M. July 7, 2020**. All appeals shall be in accordance with SMC 14.20.170. (Ord. 2338, 2017)

For Information Contact:
Brooke Eidem, Planner
(360) 282-3167

Date of Notice: June 23, 2020



CITY OF SNOHOMISH

P.O. BOX 1589 | SNOHOMISH, WASHINGTON 98291 | (360) 568-3115 | WWW.SNOHOMISHWA.GOV

4 Unit Townhomes & Mixed Use For:

Korbett & Elise Miller
61x Lincoln Avenue
Snohomish, WA 98290

Design Development 4/18/20

ARCHITECT'S RESPONSIBILITY TERMINATES UPON ISSUANCE OF BUILDING PERMIT OR COMMENCEMENT OF CONSTRUCTION AND IS LIMITED TO DRAFTING AND/OR REDRAFTING OF WORKING DRAWINGS IN REGARDS TO ERRORS AND/OR OMISSIONS. CONTENT OF WORKING DRAWINGS ARE TO BE VERIFIED PRIOR TO CONSTRUCTION BY CONTRACTOR. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED.

ISSUANCE

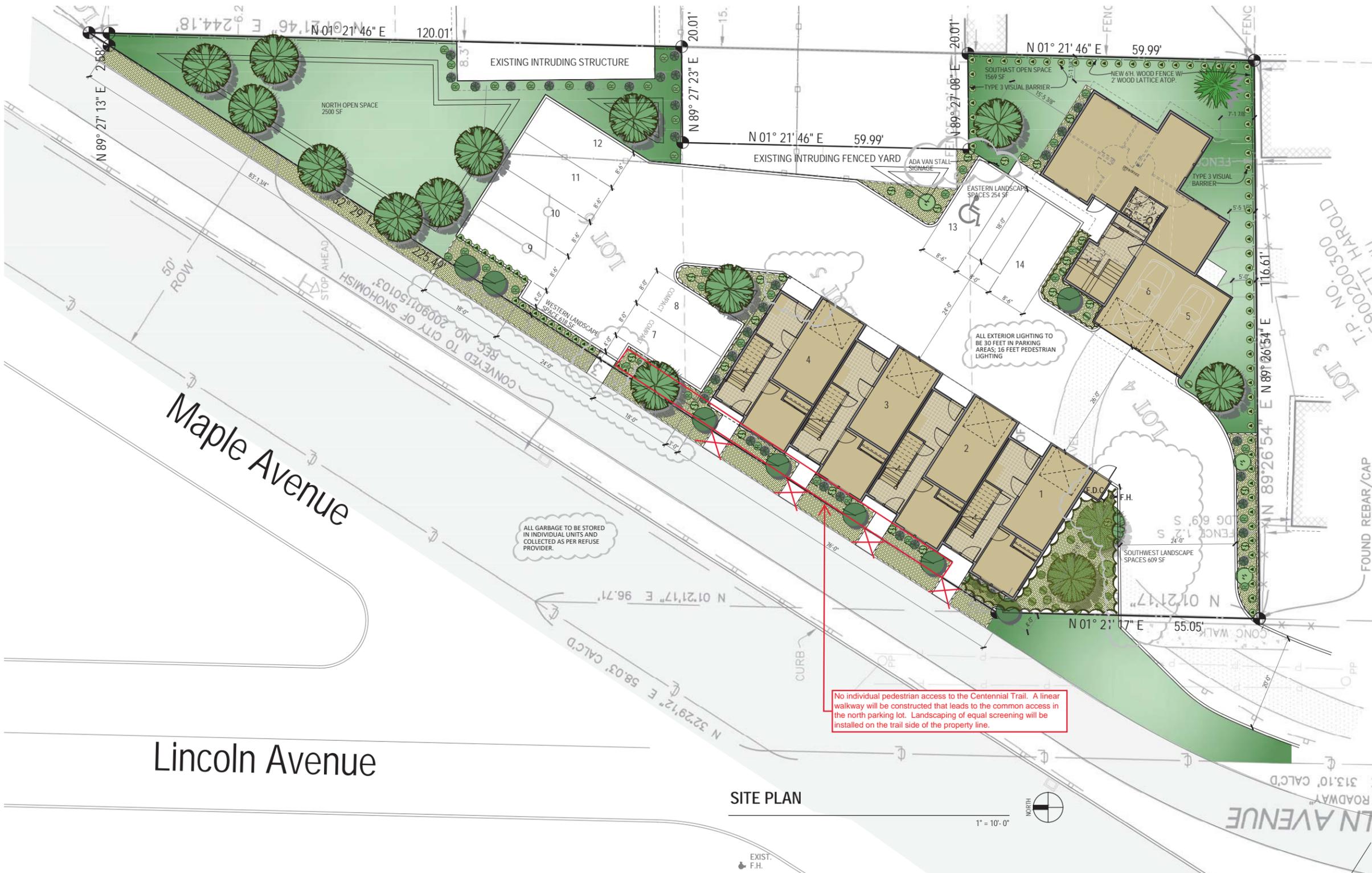
PROJECT INFORMATION
PROJECT NO: POV1905
PROJECT MANAGER: BB
DRAWN BY: BB

Exhibit #5
SDP19-0003

Site Plan

SHEET NO

A1.00



SITE PLAN

1" = 10'-0"



PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAME	SIZE/COMMENTS
TREES		
	ACER CIRCINATUM VINE MAPLE	8-10HT., B&B, NURSERY-GROWN SPECIMEN, MULTI-STEMMED
	ACER PLATANOIDES/ CRIMSON SENTRY MAPLE (STREET TREE TO BE PLACED IN ROOT BARRIER)	2" CAL., MATCHED SET, B&B, 10' MIN. HT., BRANCHED @ 5', SPECIMEN QUALITY
	PRUNUS SARGENTII 'COLLIMARIS'/ COLLIMAR SARGENT CHERRY	2" CAL., MATCHED SET, B&B, 10' MIN. HT., BRANCHED @ 5', SPECIMEN QUALITY
SHRUBS		
	PIERS JAPONICA 'MOUNTAIN FIRE'/ 'MOUNTAIN FIRE' PIERS	18-24" HT., B&B, FULL & BUSHY
	VIBURNUM DAVIDOWII 'DAVID'S VIBURNUM'	1 GAL. CONT., 12" MIN. SPRD., FULL & BUSHY
	RHODODENDRON 'JEAN MARIE DE MONTAGUEY' 'PJM' RHODODENDRON	21-24" MIN. SPREAD, B&B, FULL & BUSHY
	RHODODENDRON 'PJM' 'PJM' RHODODENDRON	1 GAL. CONT., 12-18" MIN. HEIGHT, FULL & BUSHY
	EUCALYPTUS ALATA 'COMPACTA'/ DWARF WINGED EUCALYPTUS	18-24" HT., B&B, FULL & BUSHY
	THUJA OCCIDENTALIS 'EMERALD GREEN'/ HYPERICUM CALYCINUM / ST. JOHNSWORT	2 GAL. CONT., 48" MIN. HEIGHT, FULL & BUSHY
	TURF LAWN (OPEN SPACE)	4" POTS, PLANT @ 18" O.C.

CALL 48 HOURS BEFORE YOU DIG
1-800-424-5555

PLANTING NOTES:

- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
- ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.
- ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
- ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
- ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
- ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, MOWING, ETC.) OF THE PLANTING AND LAWN AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
- THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
- AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCUMULATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
- ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFLIATES (PRIOR TO

TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.

STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.

ALL SHRUB, GROUND COVER AND SEASONAL COLOR ANNUAL PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH BARK MULCH TO A MINIMUM DEPTH OF TWO INCHES.

LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD.

SAFE, CLEARLY MARKED PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS. DURING THE GROWING SEASON ALL ANNUALS SHALL REMAIN IN A HEALTHY, VITAL CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.

ALL PLANT MATERIALS QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN GRAPHICALLY.

REFER TO SPECIFICATIONS FOR ALL INFORMATION NEEDED FOR IMPLEMENTATION OF PLANTING PLANS.

ALL LANDSCAPED AREAS ARE TO BE WATERED VIA AUTOMATIC IRRIGATION SYSTEM.

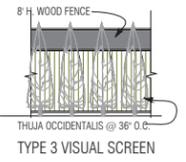
INSTALL A WEED BARRIER IN ALL LANDSCAPE BED AREAS (SEE SPECIFICATIONS).

STREET TREES AND LANDSCAPING SHOULD BE INCORPORATED INTO THE

IMPERVIOUS

LOT AREA	16,238 S.F. (0.37 acres)
PROJECT AREA*	14,726 S.F.
PROPOSED IMPERVIOUS*	8,513 S.F.
ALLOWED IMPERVIOUS	70%
ACTUAL IMPERVIOUS	57.8%
OPEN SPACES	
NORTH OPEN SPACE	2,501 S.F.
SOUTHWEST OPEN SPACE	1,569 S.F.
TOTAL OPEN SPACES	4,070 S.F. (27.4%)
LANDSCAPE SPACES	
EASTERN LANDSCAPE SPACES	294 S.F.
SOUTHWEST LANDSCAPE SPACE	689 S.F.
WESTERN LANDSCAPE SPACES	670 S.F.
TOTAL LANDSCAPE SPACES	1,333 S.F. (10.4%)

*PROJECT AREA IS AREA CONTROLLED BY OWNER. NEIGHBOR HAS ENCRoACHING FENCE & BUILDING IMPACTING LOT AREA



TYPE 3 VISUAL SCREEN